

Unit LPH-02 - One Miami

LPH-02 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11672011
Status:	Active
Size:	846 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$545,000
List PPSF:	\$644
Valuated Price:	\$496,000
Valuated PPSF:	\$586

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	890
Number of active listings for rent:	56
Number of active listings for sale:	46
Building inventory for sale:	5%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	3

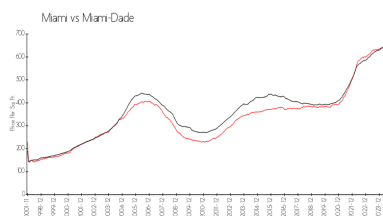
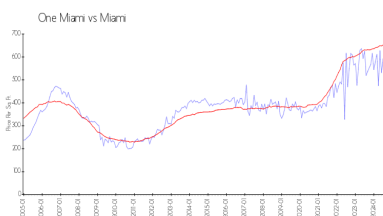
Building Association Information

One Miami Master Association
(786) 425-1515

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	1,178 sq ft	Nov 2024	\$685,000	\$581
2408	1,169 sq ft	Nov 2024	\$580,000	\$496
3519	1,227 sq ft	Oct 2024	\$610,000	\$497
2109	1,792 sq ft	Aug 2024	\$1,100,000	\$614
3915	1,145 sq ft	Aug 2024	\$620,000	\$541
1709	1,792 sq ft	Aug 2024	\$1,100,000	\$614
3326	1,416 sq ft	Aug 2024	\$860,000	\$607

Market Information



One Miami:	\$520/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

One Miami	5%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Miami	90 days
Miami	87 days



